

Town of Danville, Development Review Board
Permit 2025-24, Site Plan Review

Applicant: Town of Danville, C/O Alison Low

Site: UE002-017.000, 406 Rt 2 East, Danville VT 05828

Zoning District: Public (No published parameters for this district)

Project Description: Create a fenced dog park with a 6' chain link fence adjacent to the Danville Wastewater Treatment Plant. An 8 by 12 pavilion building is proposed for the center of the fenced area. As this is a municipally owned facility, a limited site plan review, with a public hearing, is the extent of the DRB involvement in this matter.

Warning: 05 May 2025 (Caledonia Record).

Hearing Date: 21 May 2025.

Development Review Board Members Present: Mickey Bullock, Brian Henderson (Chair), Craig Morris, Bruce Palmer, Larry Rossi, Wes Standish.

Development Review Board Members Absent: . Terry Hoffer, Bob Magro,

Interested Parties Present: Alison Low (Applicant), Dennis Marquise (Zoning Administrator),

Correspondence from Interested Parties: None

Disclosure of Conflict of Interest: None by board.

Disclosure of *Ex Parté* Communication: None by board.

Applicable Bylaws:

As this is a Municipality Owned Facility, *24 V.S.A. § 4413 Limitations on municipal bylaws* limits the control that local zoning has on this project.

The following section of the Danville Bylaws would normally apply:

Sec 304, page 17, Waivers

Sec 413, page 26: Fences and Retaining Walls

Section 405: Off-Street Parking and Loading

Findings of Fact:

Sec 413, Fences. The six-foot chain-link fence, located on the property line, would require a waiver.

Sec 405, Off Street parking and Loading. Outdoor recreation requires 1 parking space per 10 acres. The "Main Dog Area" is 40 KSF, which is just under one acre.

Summary of Discussion:

The Applicant outlined the project for the Board. The Dog Park Committee is a volunteer run organization working to create this Dog Park. The Wastewater Treatment Plant (WWTP) site was selected as the best option out of several proposals. The area to be utilized is not useable for the expansion of the WWTP.

The Dog Park is to be open all year, sunup to sundown. There will be no attendant on site. Access is by

parking at the town-owned site, opposite Marty's, on the WWTP access road. A walk of about 1000' on the Rail Trail is required to reach the entry path.

There will be discreet signage at the parking area and at the entry trail off of the Rail Trail. Dog Park Rules and sponsor signage will be posted inside of the perimeter fence. There will be no lighting. Trash cans will be provided and serviced by the volunteers, along with field clean-up as required. Limited snow removal will be performed for ease of access only.

A 6' chain-link perimeter fence is proposed. There are two specified functions of the fencing required at this location. The security fence for the WWTP is proposed as a 6' chain-link fence. The Town's insurance carrier and the plant operator may require a higher fence at this border and will need to be consulted. Wes Standish proposed that the remaining perimeter fence could be 4' woven wire, in an agricultural style, with wood posts. This could be a less expensive and esthetically better option. The perimeter fence at the Rail Trail is specified to be 33' from the center of the ROW, which may also be the property line.

While this parcel is Town property, the Dog Park is wholly funded by grants, sponsors, and donations. The fencing and initial construction is proposed for 2026, with the pavilion building and water line extension planned for 2027. Funding will determine the final schedule.

Decision and Conditions:

Deliberative session was not used. The Chair motioned to approve the site plan as submitted and to grant a waiver for the 6' high fence located on the property line, with no setback. Wes Standish seconded the motion. With no objections, the permit is approved.

An approved permit will be issued once the 30-day appeal period has passed, pending any appeals.

Signed:

Brian Henderson

Brian Henderson, Chair, Danville Development Review Board

Date of Decision: 21 May 2025

Final Appeal Date: 20 June 2025

NOTICE:

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceedings (in person or in writing) before the Development Review Board. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.